

**City of Greensboro Planning Department
Zoning Staff Report
January 10, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: H
Location: The northwest quadrant of McConnell Road and Hooting Hollow Road

Applicant: Charles E. Melvin, Jr.
Owner: Pierre A. Gorla et al.

From: County AG & RS-40
To: CD-HB

Conditions: 1) Uses: All those uses permitted in the Highway Business District except the following: Junked Motor Vehicles; Land Clearing and Inert Debris Landfills, Minor.

| SITE INFORMATION | |
|---------------------------------------------|------------------------------------------------------------------------------------------|
| Max. Developable Units & Density | N/A |
| Net Density of Developable Land | N/A |
| Existing Land Use | Farm House & Open Fields |
| Acreage | 11.2 |
| Physical Characteristics | <i>Topography:</i> Gently Rolling <i>Vegetation:</i> Open Fields <i>Other:</i> N/A |
| Overlay Districts | N/A |
| Historic District/Resources | N/A |
| Generalized Future Land Use | Mixed Use Corporate Park |
| Other | N/A |

| SURROUNDING ZONING AND LAND USE | | |
|---------------------------------|-----------------------------------|----------------|
| Location | Land Use | Zoning |
| <i>North</i> | Birmingham Place Mobile Home Park | Co. RM-12-MH |
| <i>South</i> | Rural Residential | Co. AG /LB |
| <i>East</i> | Rural Residential | Co. RS-40 / AG |
| <i>West</i> | Open Farm Fields – Case G | AG |

| ZONING HISTORY | | |
|----------------|------|-----------------|
| Case # | Year | Request Summary |
| N/A | | |

| DIFFERENCES BETWEEN AG & RS-40 (EXISTING) AND CD-HB (PROPOSED) ZONING DISTRICTS |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>AG: Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land. It is not intended for major residential subdivisions.</p> <p>RS-40: Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics: 1) Lies within the 60 DNL noise contour; 2) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; 3) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.</p> <p>CD-HB: Primarily intended to accommodate retail, service, and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which cater primarily to passing motorists and require high visibility and good road access. Developments in this district generally have substantial front setbacks. See conditions for use limitations.</p> |

| TRANSPORTATION | |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Classification | Youngs Mill Road – Major thoroughfare, McConnell Road – Minor Thoroughfare. |
| Site Access | The maximum number of access points and location of access points will be determined at the site plan/driveway permit stage and will be designed to NCDOT and GDOT standards. Turn lanes will be required on McConnell Road at the plan review stage. Cross access with item G will be required per Development Ordinance. |
| Traffic Counts | Youngs Mill Road ADT = 1,700, McConnell Road ADT = 3,900. |
| Trip Generation | 24-Hour = 11,360, AM Peak Hour = 1,307, PM Peak Hour = 1,092. |
| Sidewalks | Requirement per Development Ordinance. |
| Transit | No. |
| Traffic Impact Study | Yes, required per Development Ordinance. See Executive Summary under the additional information section of this report. |
| Street Connectivity | Yes- see GDOT comments for item G. |
| Other | N/A. |

| ENVIRONMENTAL REVIEW | |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Water Supply Watershed | Yes, Lake Mackintosh |
| Floodplains | None |
| Streams | None |
| Other | Max BUA allowed is 70%. A BMP is required to treat all proposed BUA to meet watershed regulations. Existing BUA must also be treated to the max extent possible. |

| LANDSCAPING REQUIREMENTS | |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Location | Required Planting Yard Type and Rate |
| <i>North</i> | Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100' |
| <i>South</i> | Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100' |
| <i>East</i> | Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' |
| <i>West</i> | Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100' |

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Corporate Park: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: Guilford County's Northeast Area Plan shows this property to be a combination of Residential (Single Family) for the southern portion and Commercial for the northern portion.

STAFF COMMENTS

Planning: At its December 15, 2004 meeting, the Greensboro Planning Board voted 6 to 1 to recommend annexation of this property.

This property lies east of one previous satellite annexation and west of several others.

The property is in Tier One (Current Growth Area). It is classified as Mixed Use Corporate Park on the Generalized Future Land Use Map.

There is a City water line in Young's Mill Road. A sewer line would have to be extended by the developer to link this property to the City lift station about a mile to the south.

The provision of other City services should be comparable to their provision to the previous satellite annexation on Perth Place west of this property.

The Fire Department wishes to call to the Planning Board's and City Council's attention that once the now-largely-vacant properties in the series of satellite annexations in the Young's Mill Road-McConnell Road-Mt. Hope Church Road area have significant development, this will put substantial pressure on fire services, meaning the City will need to look very closely at providing for additional resources to serve this area.

The applicant has indicated an intention to add certain conditions that will assure consistency with the Mixed Use Corporate Park designation by providing that commercial development will contain supporting uses for the larger scale business/employment parks envisioned by Connections 2025. In this vein, the maximum square footage of any single commercial use is proposed to be capped at 60,000 square feet and commercial uses must be local serving such as grocery stores, hotels/motels, personal services and similar local serving uses.

An additional condition would require the developer to use variation, fenestration or signature architectural elements at a minimum of 50-foot intervals on building facades to help create the appearance of a local serving commercial development.

Finally, an additional condition would propose that the property be developed with at least one of the following: 1) the street planting yard to be a minimum of 16 feet wide with additional planting rate; or 2) entryways provided consisting of a combination of signage, landscaping and/or architectural embellishments matching an architectural feature or building material of buildings; or 3) as an Integrated Multiple Use Development.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.